



Washington State Department of **General Administration**

Legislative Building Project

Schedule revisions necessary to complete extra work

To complete the project on time – October 31, 2004 – and in time for the 2005 Legislative session – necessary revisions were made to the schedule to address six weeks of additional work – over and above what was anticipated and funded.

The project had anticipated and received funding in the 2003-05 budget for the work related to redesign of space-use changes. The additional six weeks of work are a result of:

- Mechanical system and equipment modifications required by the space-use changes that were unknown at the time the budget and schedule were estimated in March 2003.
- Newly discovered conditions relating to mechanical systems placement. For example: concealed above-ceiling conditions on first and fourth floors; and the required replacement of first floor ductwork found to be deteriorated and insulated with asbestos.
- Increased levels of asbestos abatement work throughout

The revised schedule includes:

- Expedited review and approval of change orders and other construction documents.
- Changes to the sequence of work.
- Overtime and extended work schedules.
- On-site work sessions with contractors and architects to expedite the coordination of construction documents.

The cost of expediting the schedule may be as much as \$2 million and is offset by \$4.25 million in savings resulting from lower than estimated bids. The lower bids reflect, in part, savings from deductions resulting from space use changes. The schedule is being monitored closely. Further revisions may be necessary to complete the project by October 2004 and may include the deferral until the 2005 interim of lower priority and some finish work.

The project team is working closely with the Legislature, statewide elected officials, historic preservation reviewers, code officials and other interested parties to ensure the quality of the work and set appropriate priorities within the budget.

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